

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
REDMOND ZACHARY T			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
REDMOND CATHERINE T			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	400,100	400,100
261 HIGH ST		<b>SUPPLEMENTAL DATA</b>			0 Heavy	RES LAND	1010	387,900	387,900
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1876 Total Acres 2.338 Chapter Lan GIS ID F_853488_2846043			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	26,500	26,500
						Total		814,500	814,500

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
REDMOND ZACHARY STEPHEN TT & CA		57667 222	02-10-2023	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
REDMOND ZACHARY T		43850 0156	11-22-2013	U	I	452,000	1	2023	1010	397,200	2022	1010	347,700
JOHNSON NEIL M & PAMELA K		5295 0135	02-14-1983	Q	I	87,000	00		1010	411,100		1010	340,100
									1010	19,300		1010	19,300
						Total		827,600		Total		707,100	
								Total		Total		640,800	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

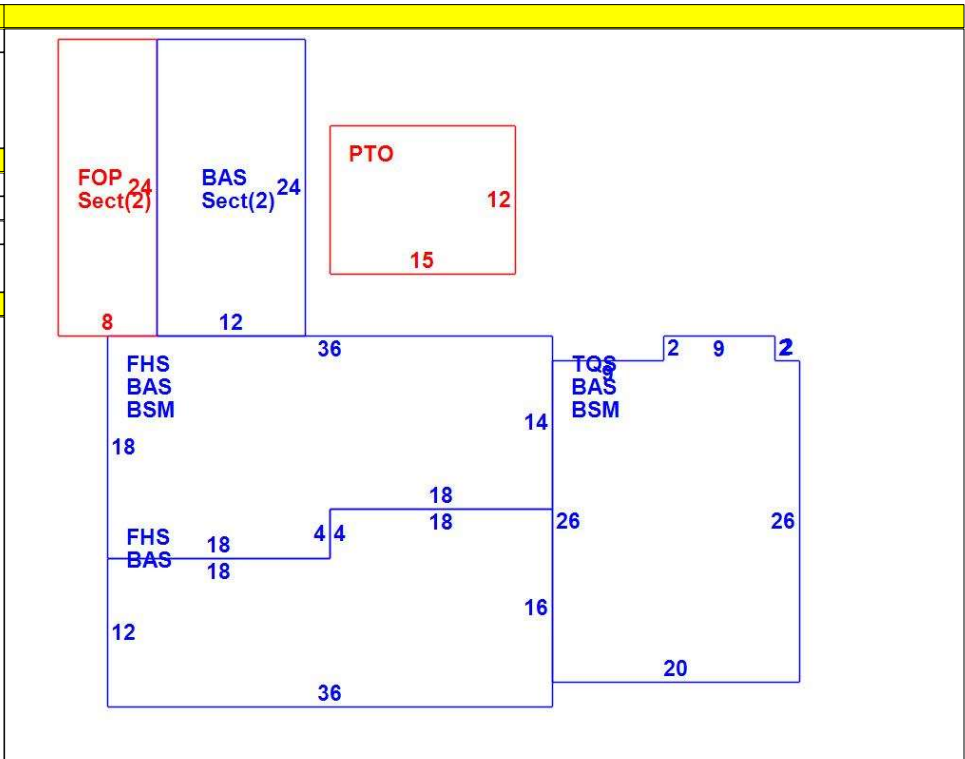
APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										400,100			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										26,500			
Appraised Land Value (Bldg)										387,900			
Special Land Value										0			
Total Appraised Parcel Value										814,500			
Valuation Method										C			
Total Appraised Parcel Value										814,500			

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BP-19-210	08-21-2019	BP		85,768	03-03-2020	100	03-03-2020	Enlarge Kitchen/Add Deck & Re		03-03-2020	SJT	5		05	Measure - Under Construct
2014-178	06-30-2014	RM	Remodel	50,000	05-12-2016	100		INTERIOR FINISH TO INCLUDE		05-12-2016	JLF	5		01	Measure - No Entry
2014-15	01-23-2014	AD	Addition	66,865	05-12-2016	100		2 LEVEL ADDITION: 1ST FL 20		05-05-2015	JLF	5		01	Measure - No Entry
506	11-03-2005	MS	Miscellaneous			100		WOOD STOVE FIREPLACE		05-05-2014	JLF	5	1	00	Measure & Listed
11638	07-10-1990	RM	Remodel		04-01-1991	100				03-25-2014	SJD	9		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										09-29-2010	KP		1	00	Measure & Listed

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment		Adj Unit P	Land Value	
1	1010	Single Family	RC	Primary	40,000	SF	8.75	1.00000	5	1.00	0050	1.000			1.0000	8.75	350,000	
1	1010	Single Family	RC	Residual	1.420	AC	35,000.00	0.76338	5	1.00	0050	1.000			1.0000	0.61	37,900	
Total Card Land Units					2.34	AC	Parcel Total Land Area					2.34	Total Land Value					387,900

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	576	
Model	01	Residential	Bsmt Type	01	
Grade	05	Ave/Good	Unfin Area	0.00	Slab
Stories	1.5		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	03	Plaster	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	09	Pine/Soft Wood	Net Other Adj		465,867
Interior Floor 2			Replace Cost		23,140
Heat Fuel	02	Oil	Year Built		541,862
Heat Type	06	Steam	Effective Year Built		1667
AC Type	03	Central	Depreciation Code		1992
Bedrooms	3		Remodel Rating		G
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		29
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	2		Cns Sect Rcnld		347,200
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	576		Cost to Cure Ovr Comment		



**OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)**

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR2	Garage - 1 St	L	600	63.00	1975	A	70	C	1.00	26,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,618	1,618	1,618	166.74	269,782
BSM	Basement	0	1,114	223	33.38	37,183
FHS	Finished Half Story	540	1,080	540	83.37	90,039
PTO	Patio	0	180	9	8.34	1,501
TQS	Three Quarter Story	404	538	404	125.21	67,362
Ttl Gross Liv / Lease Area		2,562	4,530	2,794		465,867



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
REDMOND ZACHARY T		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
REDMOND CATHERINE T		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	400,100	400,100	
261 HIGH ST				0	Heavy			RES LAND	1010	387,900	387,900	
								RESIDNTL	1010	26,500	26,500	
<b>SUPPLEMENTAL DATA</b>												
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1876 Total Acres 2.338 Chapter Lan GIS ID F_853488_2846043		Cyclical 1 Exemption W District Res Exem Assoc Pid#							
										Total	814,500	814,500

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
REDMOND ZACHARY STEPHEN TT & CA		57667 222	02-10-2023	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
REDMOND ZACHARY T		43850 0156	11-22-2013	U	I	452,000	1	2023	1010	397,200	2022	1010	347,700	2021	1010	338,100
JOHNSON NEIL M & PAMELA K		5295 0135	02-14-1983	Q	I	87,000	00		1010	411,100		1010	340,100		1010	283,400
									1010	19,300		1010	19,300		1010	19,300
								Total		827,600	Total		707,100	Total		640,800

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
			Total																	
			0.00																	

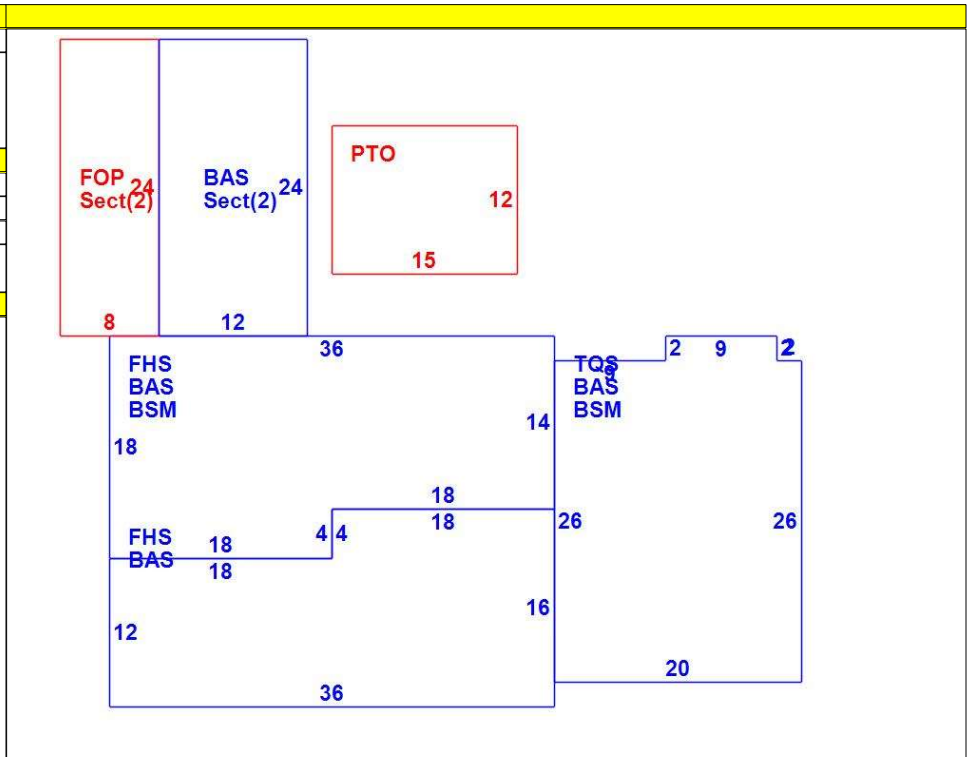
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY													
Nbhd	Nbhd Name	B		Tracing		Batch											
0050																	
NOTES																	
FUNC. DUE TO LOW CEILINGS AND STEEP																	
DR. THOMAS DELANO 1667																	
								Appraised Bldg. Value (Card)						400,100			
								Appraised Xf (B) Value (Bldg)						0			
								Appraised Ob (B) Value (Bldg)						26,500			
								Appraised Land Value (Bldg)						387,900			
								Special Land Value						0			
								Total Appraised Parcel Value						814,500			
								Valuation Method						C			
								Total Appraised Parcel Value						814,500			

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BP-19-210	08-21-2019	BP		85,768	03-03-2020	100	03-03-2020	Enlarge Kitchen/Add Deck & Re		03-03-2020	SJT	5		05	Measure - Under Construct
2014-178	06-30-2014	RM	Remodel	50,000	05-12-2016	100		INTERIOR FINISH TO INCLUDE		05-12-2016	JLF	5		01	Measure - No Entry
2014-15	01-23-2014	AD	Addition	66,865	05-12-2016	100		2 LEVEL ADDITION: 1ST FL 20		05-05-2015	JLF	5		01	Measure - No Entry
506	11-03-2005	MS	Miscellaneous			100		WOOD STOVE FIREPLACE		05-05-2014	JLF	5	1	00	Measure & Listed
11638	07-10-1990	RM	Remodel		04-01-1991	100				03-25-2014	SJD	9		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										09-29-2010	KP		1	00	Measure & Listed

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment		Adj Unit P	Land Value	
1	1010	Single Family	RC	Primary	40,000	SF	8.75	1.00000	5	1.00	0050	1.000			1.0000	8.75	350,000	
1	1010	Single Family	RC	Residual	1.420	AC	35,000.00	0.76338	5	1.00	0050	1.000			1.0000	0.61	37,900	
Total Card Land Units					2.34	AC	Parcel Total Land Area					2.34	Total Land Value					387,900

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	0	
Model	01	Residential	Bsmt Type	01	
Grade	05	Ave/Good	Unfin Area	0.00	Slab
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	03	Plaster	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	09	Pine/Soft Wood			52,856
Interior Floor 2			Net Other Adj		0
Heat Fuel	02	Oil	Replace Cost		541,862
Heat Type	06	Steam	Year Built		2019
AC Type	03	Central	Effective Year Built		2021
Bedrooms	0		Depreciation Code		R
Full Baths	0		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	0	
Total Rooms	1		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor	1.000	
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good	100	
Gas Fireplaces	0		Cns Sect Rcnld	52,900	
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



**OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)**

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	288	288	288	166.74	48,021
FOP	Open Porch	0	192	29	25.18	4,835
Ttl Gross Liv / Lease Area		288	480	317		52,856

